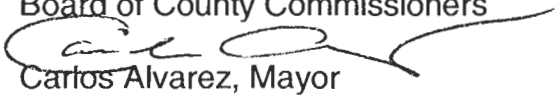




**MEMORANDUM
OFFICE OF THE MAYOR**

DATE: April 17, 2006

TO: Chairman Joe A. Martinez
Board of County Commissioners

FROM: 
Carlos Alvarez, Mayor
Miami-Dade County

SUBJECT: 2005-06 Cycle of Proposed County Development Master Plan Amendments

As you are about to take final action on the proposed amendments to the County Development Master Plan (CDMP), I want to take this opportunity to reiterate my position regarding the expansion of the Urban Development Boundary (UDB). As you know, the package that was transmitted to the State of Florida's Department of Community Affairs for evaluation was comprised of various applications with unique characteristics. The State's response was uniform: the total denial of all applications. The State's position cited various concerns – consistent with those of County professional staff – with an overarching preoccupation with the County's water supply, the burden to our public schools and the further aggravation of traffic congestion.

I will continue to oppose expansion beyond the UDB line that is detrimental to the quality of life for our residents. With the overwhelming body of evidence that supports holding the line, in addition to the above concerns (such as the lack of funding for capital projects and the overall inconsistency with the County's CDMP), it is difficult to see how we can reasonably allow for the passage of amendments that conflict with the facts.

Development is a necessary part of this County's progress and, so long as it is managed responsibly, it must be encouraged. Having said this, I would also like to note that any proposed amendments to the CDMP should be dealt with individually. Doing so would be in the best interest of all parties involved because it would allow each applicant an opportunity to be judged on their particular merits and acted upon as relevant to each case. The Board of County Commissioners should remember that a "yes" vote on moving the UDB would usher in immediate and irreversible effects, while a "no" vote would defer development and allow for proper long-range planning. Your ultimate decisions will reflect a distinction between sprawling development and managed growth. It is a difference between handing future generations either a legacy of problems or a legacy of solutions.

c: Honorable Members, Board of County Commissioners
Honorable Harvey Ruvin, Clerk of the Courts
George Burgess, County Manager
Murray A. Greenberg, County Attorney
Kay Sullivan, Director, Clerk of the Board